

**2 Brutia Place, Aubin Grove, WA 6164**

**JW**

**Sold House**

Friday, 3 November 2023

2 Brutia Place, Aubin Grove, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 470 m2**

**Type: House**



**DENELLE BERNHARDT**

0895680876

**\$740,000**

What: A 470sqm corner block with a fantastic 4 bedroom, 2 bathroom home and secure garaged parking for two vehicles  
Who: Families looking for a quality home in a central location  
Where: Sitting in a peaceful cul-de-sac surrounded by parkland and walking distance to schooling  
This incredible family home offers light and bright conditions throughout the 4 well-spaced bedrooms, 2 bathrooms and multiple living options, leading to a wonderful tranquil garden and providing peaceful living that is sure to grow with your family. The location is just as special as the home, with picturesque parkland in all directions ensuring your daily exercise or playtime is just moments away, the Aubin Grove Primary School is a short walk further and of course that easy access to the freeway or public transport that make this area so popular and any commute so easy.  
Delightful from the very start, the beautifully manicured and elevated front garden provides lawn bordered with plant life and fragrant Frangipani to hide a quiet spot under the paved verandah to enjoy the surroundings. With gated access from the double garage for ease of use, you enter the home and immediately find the theatre room or formal lounge, with a sweeping window to the front to enjoy the garden vista and striking timber effect flooring that extends throughout the living areas. On the right sits the master suite, again flooded with natural lighting from the various windows, but this time with external roller shutters allowing you to control the conditions within for the ultimate nights sleep, generously spaced, you have a feature alcove, perfect as a dressing nook or for extra storage, a large walk-in robe and fully equipped ensuite.  
Moving through the home, you open into a light and bright family space with living and dining expertly placed to border both the kitchen and alfresco, allowing for a smooth transition between, and with the mix of downlighting and ducted reverse cycle air conditioning you have all the modern touches that give a contemporary comfort throughout. The galley style kitchen provides ample facilities for the home chef, with in-built stainless-steel oven, gas cooktop and rangehood, upper and lower cabinetry and an oversized island bench, essential for family gatherings, and with a handy shopper's entry into the room, the complete convenience of this carefully planned layout really shows.  
A hallway to the right leads to the children's or guest wing, with bedrooms 2, 3 and 4 all sizeable by design, with roller shutters to the windows, full height sliding robes and soft carpet underfoot. Between them sits the family bathroom, with bath, shower enclosure and extended vanity, a laundry with in-built linen, direct garden access and private WC and completing the area a fantastic activity space, essential for keeping the toys in place, or as a homework or study area, such is the flexibility of the floorplan.  
The exterior of the home is just as impressive as the interior, with a substantial underroof alfresco promising plenty of room for outdoor living, with paving that extends around the home to the roller door providing easy access into the garage, and an attractive lawned area, framed with feature paving and garden beds. And completing the long list of features you have a sizeable garden shed for all your stowage needs and a solar system with 18 panels for efficiency.  
And the reason why this property is your perfect fit? Because this home overflows with modern convenience and light and bright living to create a family home built for comfort.  
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